

MOTION BY SUPERVISORS SHEILA KUEHL AND DON KNABE      November 1, 2016

Lack of affordable housing is a persistent problem in Los Angeles County, an issue that the Board of Supervisors has been proactively engaged in addressing. Our County now has a unique opportunity to serve as a role model in addressing the paucity of affordable housing specifically along the coast, given that the County is the underlying fee title owner of unincorporated Marina del Rey. In 2008, the current Marina del Rey Affordable Housing Policy was adopted. It was an important first step toward addressing the affordable housing crisis in the coastal zone. Nearly eight years have passed since that approval, and it is time to examine how effective that policy has been in bringing affordable housing to the Marina.

**WE, THEREFORE MOVE, that this Board:**

Direct the Department of Beaches and Harbors, in collaboration with the Department of Regional Planning, the Community Development Commission, the Chief Executive Office, and County Counsel, to consult with affordable housing stakeholders and Marina del Rey lessees to examine the effectiveness of the current Marina del Rey Affordable Housing Policy and report back to this Board within 180 days, with, at a minimum, the following:

MOTION

RIDLEY-THOMAS \_\_\_\_\_

KUEHL \_\_\_\_\_

KNABE \_\_\_\_\_

ANTONOVICH \_\_\_\_\_

SOLIS \_\_\_\_\_

1. A summary of the number of affordable housing units developed under the existing policy, including levels of affordability; the percentage of affordable housing units produced in relation to market-rate units during the same time period; and a summary of all existing data on the demographics of households that occupy the affordable units, identification of gaps in that data and what would be required to secure such data;
2. Information on how other jurisdictions in Los Angeles County are satisfying Mello Act requirements regarding affordable housing production and preservation in coastal zone areas;
3. An analysis on how the current policy could be modified to encourage the use of tax-exempt bonds and other public financing mechanisms to finance the construction of affordable rental units, rather than the current practice of using rent credits, e.g., consider how leases with a term duration under 55 years might be structured to guarantee the minimum affordable housing term necessary to secure non-County financing;
4. A recommendation on the appropriate interval or intervals during lease negotiations for requiring income surveys of existing renters;
5. Discussion on what fees other jurisdictions charge, whether an application fee for program participants is warranted, and if the current monitoring fee is sufficient to fund monitoring activities;
6. Alternative ways in which the existing policy might be revised to measurably increase the number and levels of affordability of affordable housing units in Marina del Rey, including consideration of requiring a higher set-aside of

affordable housing units in each redevelopment project and requiring affordable housing units in rehabilitation projects to meet a certain threshold without increased density; and

7. Information on the use of consolidated waiting lists by other jurisdictions and the pros and cons of maintaining a consolidated waiting list for the Marina del Rey affordable housing units.

S: MR-NE/Marina del Rey Affordable Housing Policy